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NOTIFICATIONS BY GOVERNMENT
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
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MA&UD DEPARTMENT- ANDHRA PRADESH LAND DEVELOPMENT (LAYOUT AND SUB-DIVISION) RULES, 2017 - AMENDMENTS PROPOSED - DRAFT AMENDMENTS - NOTIFICATION - INVITING OBJECTIONS AND SUGGESTIONS - ISSUED - REG.

[Memo.No.2657017/M2/2024, Municipal Administration & Urban Development (M2) Department, 17th December 2024]

APPENDIX
NOTIFICATION

In exercise of the powers conferred by section 585 read with section 592 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act, 1955); section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 of the Andhra Pradesh Municipalities Act, 1965, section 44 (1) of the Andhra Pradesh Town Planning Act, 1920, sub-section (2) of section 18 of the Andhra Pradesh Capital Region Development Authority Act, 2014 and Sections 116 & 117 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the following draft amendments are proposed to Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 and amendments issued thereon from time to time.

Notice is hereby given that the draft will be taken into consideration after expiry of seven (7) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect to these before the expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Director of Town and Country Planning, A.P., Mangalagiri / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi.

DRAFT AMENDMENTS

In the said Rules:-

- I.** In the layout Rules-2017, where ever the word **"Vice Chairman"** occurs word **"Vice Chairperson"** shall be substituted as per APMRUDA ACT, 2016.

II. In Rule 1,-

For sub- rule (5) after clause (g) the following clause (h) shall added, namely,-

"(h) Andhra Pradesh Capital Region Development Authority (APCRDA) except for capital city area"

III. In Rule 2,-

- (1)for sub- rule (3), the following shall be substituted, namely,-**
Amenity means includes club house, convention halls, educational, commercial facilities, Multi-purpose (either for Mixed use) etc.,"

- (2)for sub-rule (12), after clause (c) the following clause (d) shall be added, namely,-**

"(d) The Commissioner of Andhra Pradesh Capital Region Development Authority."

- (3)for sub-rule (22), the following shall be substituted, namely,-**

"(22) 'Drain' means a system of line of pipes, with their fittings and accessories, it includes an open channel for conveying surface water or a system for the removal of any liquid."

- (4)after sub-rule (22), the following sub-rule (22)(a) shall be added, namely,-**

"(22) (a) Underground drainage means sealed sewage main and special machinery or apparatus for raising expelling or removing sewage or offensive matter from any place."

- (5)For sub-rule (24), after clause (e) the following clause (f) shall be added, namely,-**

"(f) The Commissioner of Andhra Pradesh Capital Region Development Authority."

- (6)For sub-rule (25), after clause (e) the following clause (f) shall be added, namely,-**

"(f) The Commissioner of Andhra Pradesh Capital Region Development Authority."

- (7) For sub-rule (39), the following shall be substituted, namely,-**

"Permission or Permit' means a valid permission or authorization **in writing or issued in Online** the competent authority to carryout development or a work regulated by these Bye-laws"

(8) For sub-rule (50), after clause (e) the following clause (f) shall be added, namely,-

“(f) The Commissioner of Andhra Pradesh Capital Region Development Authority.”

IV. In Rule 7,-

(1) In sub- rule (2), for clause (a), the following shall be substituted, namely,-

“(a) Every person or a corporate body of the Government or a private corporate intending for Land/Layout development shall apply in writing or through On-Line System to the Concerned Executive Authority of such intention in the prescribed FORM - I appended to these rules.”

(2) In sub-rule (3), in clause (e), for sub-clause (x) the following shall be substituted, namely,-

“(x) NOC form Irrigation and Revenue Departments shall be submitted if the proposed layout is getting access through canal bund/tank bund or crossing a canal and also if the layout boundary is within a distance of 50m within limits of local authority from the major rivers.”

(3) in sub-rule (3), in clause (e),

- i. sub-clause (xi) (xiii) shall be deleted.**
- ii. sub-clause (xii) shall be renumbered as (xi)**
- iii. sub-clause (xiv) to (xix) shall be renumbered as (xii) to (xvii) respectively.**

(4) in sub-rule (3), in clause (g) after sub clause (vi), the following clause (vii) shall be added, namely,-

“(vii) the following external Betterment charges for providing trunk infrastructure are as follows:

External betterment Charges Rs/- /sq.mts of total site area	Municipal Corporation	Municipality/Nagara panchayat	Panchayats
	200/ Sq.mts	150/ Sq.mts	100/ Sq.mts

The amount collected towards external Betterment charges shall be kept in escrow account and shall be utilized for the purpose of trunk infrastructure only.”

(5) in sub- rule (4), in clause (a), sub-clause (i) & (ii), shall be substituted, namely,-

“(i) 21 days from the date of Notice in case of layout applications;

(ii) If any application is not disposed of within a period of 21 days from the date of receipt it shall be deemed to have been sanctioned in accordance with the provisions of these rules;"

(6) in sub-rule(8), for clause (a) the following shall be substituted, namely,-

"(a) (i) If the applicant partly do the development (or) no development works are taken up and no plots are sold/not sold and fails to complete the land development within the validity period and if the development done so far is in accordance with the rules, then the applicant may submit an application for revalidation duly paying the fee as prescribed and the Competent Authority may issue the permission for revalidation for further spells of 2 years period on payment of 50% layout permit fee for each spell. (ii) Further, even after completion of the validity period, the permission will be extended duly imposing penalty as in addition to layout permit fee as fixed by the Government from time to time."

(7) in sub- rule (14), in clause (a), for sub-clause (i), the following shall be substituted, namely,-

"(i) Construction of roads (**Either BT roads or CC roads**) and drains (**underground drainage or open drains**) as per Specifications enclosed to FLP proceedings."

(8) in sub- rule (14), in clause (a) after sub-clause (iv) the following sub- clause (v) shall be added namely;

"(v) The water distribution network and storage facilities to be provided by the layout owner in consultation with the engineering wing of the concerned ULB/UDA. Alternatively, the applicant shall pay the estimated cost of these provisions as determined by the engineering wing of the ULB/UDA. This amount shall be kept in an escrow account by the ULB/UDA and used for the specific purpose outlined."

V. In Rule 8,-

(1) in sub-rule (2), for clause(a)&(b),the following shall be substituted, namely,-

"**(2)** In case of sites abutting to Defense establishments, NOC from Defense authorities need not be insisted. However it will be the responsibility of the applicants to follow the applicable rules as prescribed by the Defense authorities in their rules."

(2) for sub-rule (7), the following shall be substituted, namely,-

"**(7)** In case of sites abutting to railway property, NOC from Railway authorities need not be insisted. However it will be the responsibility of the applicants to follow the applicable rules as prescribed by the Railway authorities in their rules."

(3) in sub-rule(11), in clause(b), for sub-clause (i), the following shall be substituted, namely,-

“(i) 50m within the limits of the Local Authorities. The boundary of the Rivers shall be as fixed and certified by the Irrigation Department and Revenue Department.”

(4) in sub-rule(11), in clause(c), for sub-clause(i)&(ii), the following shall be substituted, namely,-

“(i) In case of (b) (i) & (ii) above, the buffer zone may be utilized for road of minimum 9 m width, wherever feasible.

(ii) In case of (b) (ii) above, in addition to development of recreational / green belt along the foreshores, a ring road or promenade of minimum **9 m** may be developed, wherever feasible 3.6m walking / cycle track within the 30m buffer strip may be provided.”

VI. In Rule 10,-

(1) for sub- rule (2), the following shall be substituted, namely,-

“(2) In case the public road is less than 9m in width and not specified in any development plan/ Master Plan the applicant shall make it to 9 m by leaving required area within his site. In case the access road is proposed for widening in any development plan/Master Plan/Perspective Plan/Zonal Development Plan or any other draft plans notified under the respective Acts for easy movement of people and vehicles the applicant shall earmark and leave the affected area equally on either sides of such roads”.

(2) for sub- rule (3), the following shall be substituted, namely,-

“(3) No plot in the layout shall get direct access from any National or State Highway (Or) NOC shall be obtained from the respective authorities to have access into the said roads duly keeping in view of road safety and traffic point of view.”

VII. In Rule 11,-

(1) in sub- rule (1), the following shall be substituted, namely,-

“(1) Whenever layout site is affected in the Statutory Master Plan road network, Perspective Plan /Zonal Development Plan/ sanctioned plan and the road widths proposed in the Road Development Plan/Ring Road/Expressways or any road approved by the Competent Authority, the Sanctioning Authority shall retain the alignment in the said layout and if not feasible, the Sanctioning Authority is authorized to suitably modify the alignment with the prior approval of Competent Authority within the layout site.”

(2) Sub-rule (2) shall be deleted.

(3) The existing sub rules (3) and (4) shall be renumbered as (2) and (3) respectively.

(4) in sub-rule (3), for Table-3, the following shall be substituted, namely,-

Table -3**Width of the Roads with reference to the Length of the Roads**

Sl. No	Length of the Road (M)	Minimum Road Width (M)	Splay required (M)
1	Up to 300	9	3
2	Above 300 up to 500	12	3
3	Above 500 up to 1000	18	4.5
4	Above 1000	24	4.5

(5) in sub- rule (3), Note :2, shall be substituted, namely,-

"Note: 2 Total length of block of plots shall not exceed 150mts (not applicable for Industrial layouts)".

(6) in sub-rule (3), after the Note:3, the following Note:4 & Note:5, shall be added, namely,-

"Note :4) At least One internal road which leading from approach road shall be of 12m for layouts area upto 5 Acres and for more than 5 Acres at least two roads to be proposed as 12 m to maintain Hierarchy of roads as well to provide integration with neighboring lands.

Note :5) Required amenities area to be proposed for abutting 12 m road only and the amenities area which includes club house, convention halls, educational, commercial facilities, Multi-purpose (either for Mixed use) etc are salable is vest with the layout owner/developer. The activities permissible in amenities area, the required road width shall be followed as per AP Buildings Rules, 2017 and its amendments from time to time."

VIII. In Rule 13,-

(1) in sub-rule (1), after clause (c), the following clause(d), clause (e) & clause (f) shall be added, namely,-

"(d) The area reserved for public purpose shall be in a compact block with minimum of 9m width and The open space shall be provided in maximum 2 locations up to 4 hectares and if the area of the layout exceeds 4 hectares, the public open space may be provided in more than 2 locations with minimum 2000 Sq.mts at each location. However, in case of Electricity Tower lines, the land below the tower line to the width of tower base reckoned towards reserved open space to a maximum extent of 50% of the required layout open space, such area shall be considered an additional location for the open space.

(e)Whenever Master Plan recreational open space falls completely within the layout proposal, change of location of Recreational open space

earmarked in Master plan other than the buffer areas may be allowed with the prior approval of Competent Authority within the layout site.

(f)The area reserved for the Utilities shall be kept beside the Open space in case of layouts of less than 2 Hectare. Since the size of utilities area varies from 24 Sq.yds to 120 Sq.yards which does not serve for any purpose which it is intended for.”

IX. In Appendix, notification :

In exercise of the powers conferred by section 585 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act 1955) and section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 read with section 185 of the Andhra Pradesh Municipalities Act, 1965, section 44 (1) of the Andhra Pradesh Town Planning Act, 1920, **section 18 of Andhra Pradesh Capital Region Development Authority Act, 2014**, section 117 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 and sub-section (1) read with clause (xvii) of subsection (2) of section 268 of the Andhra Pradesh Panchayat Raj Act, 1994 (Andhra Pradesh Act No. 13 of 1994

X. In Appendix-A (Deed of Mortgage)- the act, Andhra Pradesh Capital Region Development Authority Act 2015 shall be added along with the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act 1955)/the Andhra Pradesh Municipal Corporations Act, 1994/the Andhra Pradesh Municipalities Act, 1965/the Andhra Pradesh Town Planning Act,1920/the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016/the Andhra Pradesh Panchayat Raj Act, 1994

XI. In Appendix-A (Deed of Mortgage)- the following works will be completed by the mortgagor for releasing of mortgage shall be substituted, namely,-

(a)Construction of roads **(Either BT roads or CC roads)** and drains **(underground drainage or open drains).**

(e) The water distribution network and storage facilities to be provided by the layout owner in consultation with the engineering wing of the concerned ULB/UDA. Alternatively, the applicant shall pay the estimated cost of these provisions as determined by the engineering wing of the ULB/UDA. This amount shall be kept in an escrow account by the ULB/UDA and used for the specific purpose outlined.

**K.KANNA BABU
SECRETARY TO GOVERNMENT(FAC)**